

2008-1223354 V: 15 P: 050

Plat
Zenovic & Associates
Clallam County Washington
07/01/2008 01:53:17 PM

PLAT NO. LDV2004-00035
EAGLE CREST
PARCEL NO. 03-30-29-249020
BEING A PORTION OF
SE 1/4 OF THE NW 1/4 OF SECTION 29
T. 30 N., R. 3 W., W. M.
CLALLAM COUNTY, WASHINGTON
PREPARED FOR
EAGLE CREST CONSTRUCTION
AND DEVELOPMENT LLC

LEGAL DESCRIPTION: (PARENT PARCEL)

LOT 1 OF JOHNSON SHORT PLAT, RECORDED IN VOLUME 17 OF SHORT PLATS,
PAGE 50, UNDER CLALLAM COUNTY RECORDING NO. 587508, BEING A
PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY,
WASHINGTON;

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

(SUBJECT TO MATTERS OF RECORD AS ENUMERATED IN SUBDIVISION
CERTIFICATE ISSUED BY OLYMPIC PENINSULA TITLE COMPANY OF PORT
ANGELES, WASHINGTON, UNDER ORDER NO. 03077144, AMENDED AS OF
JUNE 13, 2008.)

HORIZONTAL DATUM:
WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE,
(NAD 83/91), AS DETERMINED FROM FIELD MEASUREMENTS
MADE TO CONTROL MONUMENTS WITHIN THE CLALLAM
COUNTY GEOMETRIC FRAMEWORK.

DISTANCES SHOWN HEREON ARE REDUCED TO SAID GRID BY
A COMBINED SCALE FACTOR OF 0.99993468.

PROCEDURES:
THIS RECORD OF SURVEY IS BASED ON A COMBINATION OF
GLOBAL POSITIONING AND GROUND SURVEY UTILIZING
CONVENTIONAL TRAVERSE METHODS.

THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED
IN WAC 332-130-090.

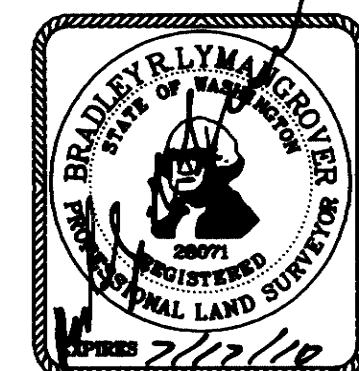
EQUIPMENT:
TOPCON® MODEL GTS 605 5" TOTAL STATION.
TRIMBLE® MODEL S6 3" ROBOTIC TOTAL STATION.
THALES NAVIGATION/ASHTech® PROMARK2 G.P.S.
RECEIVERS (2).

DATE OF SURVEY:
NOVEMBER, 2007

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED BY
ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE
REQUIREMENTS OF TITLE 29, CCC, AND THE STATE SURVEY
RECORDING ACT, TITLE 58 RCW.

Bradley R. Lyman 6/19/08
BRADLEY R. LYMAN, PLS 28071 DATE



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 1st DAY OF July, 2008,
AT 1:53 P.M., IN VOLUME 15 OF PLATS, AT PAGE 50,
AT THE REQUEST OF ZENOVIC & ASSOCIATES, INC.

Jonni Elliott
COUNTY AUDITOR AUDITOR'S FILE NUMBER: 2008-1223354

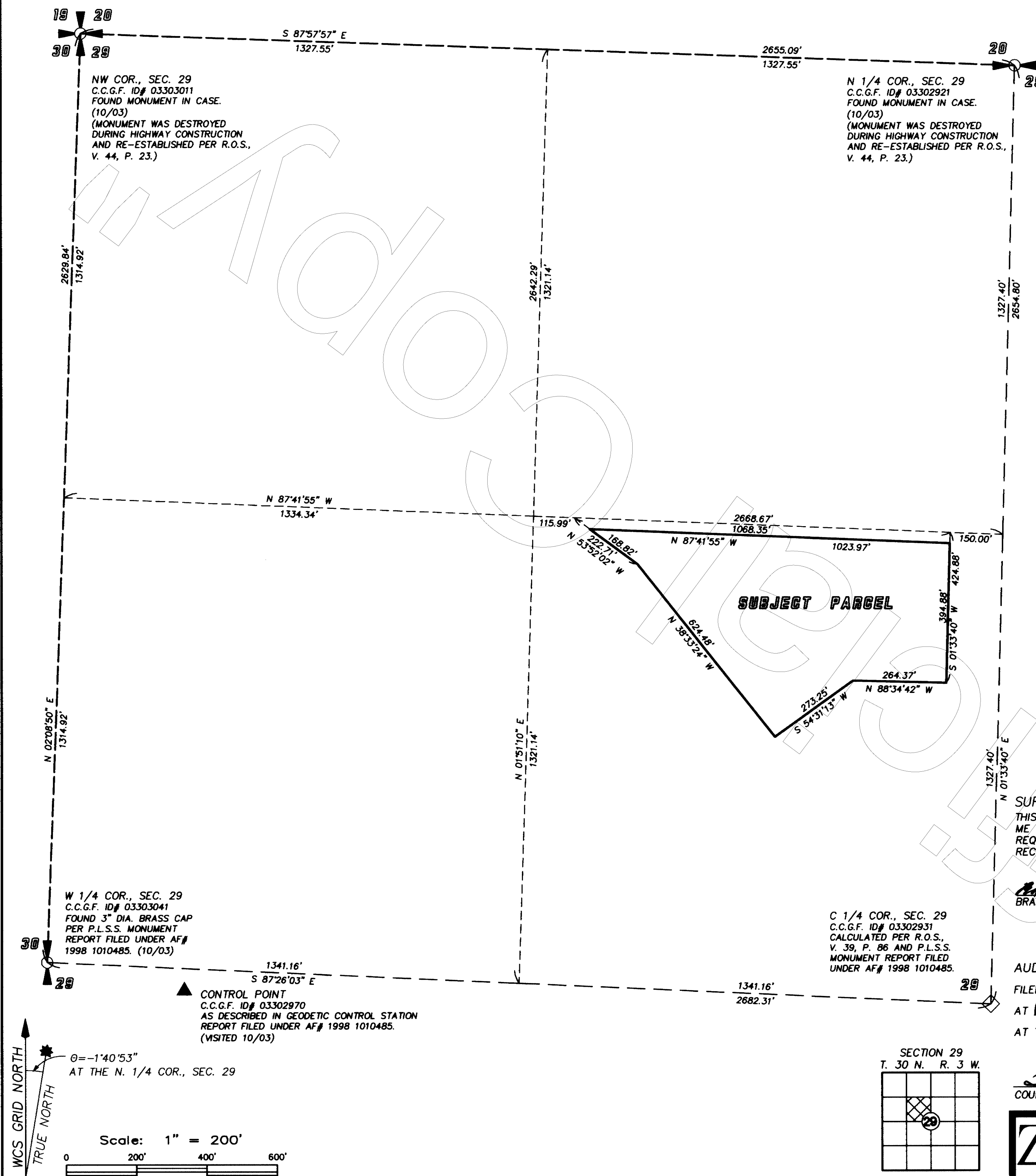
**ZENOVIC &
ASSOCIATES**
INCORPORATED

301 E. SIXTH ST., STE. 1
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514

SHEET 1 OF 4

DATE: 4/18/08 JOB# 07102

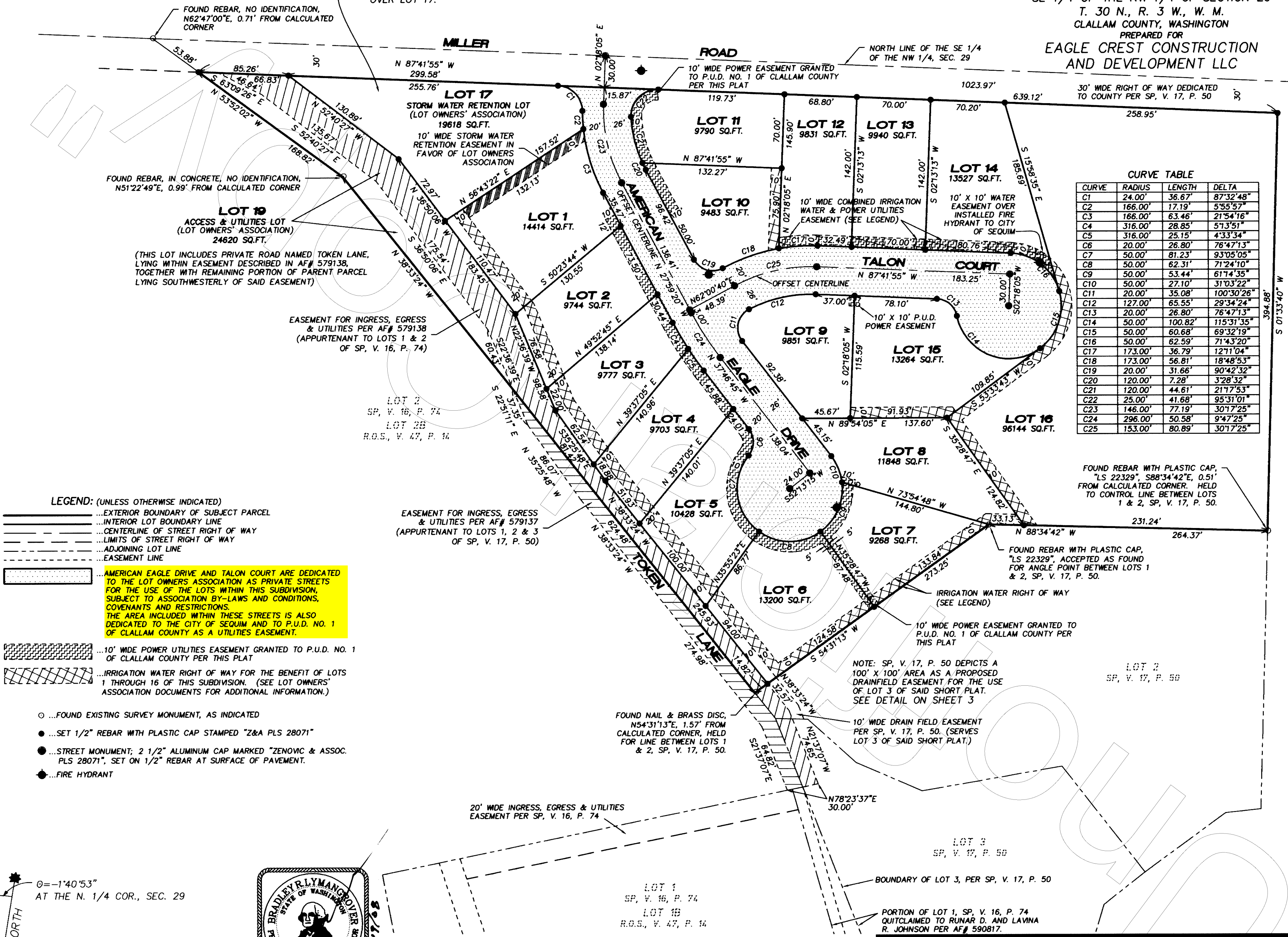
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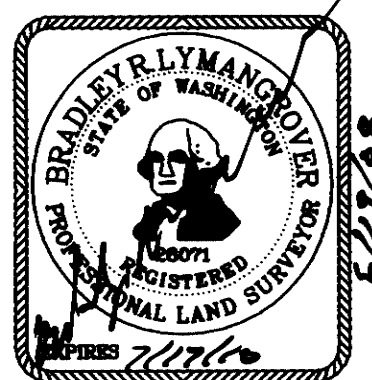
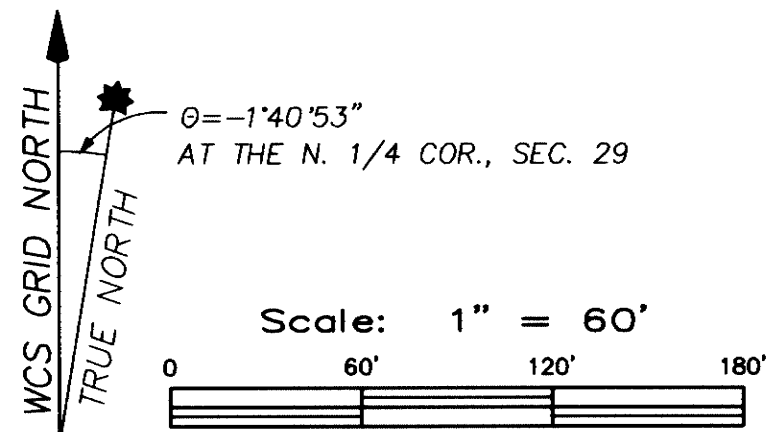
2008-1223354 07/01/2008 01:53:17 PM 2 of 4 Clallam County, WA PLAT ASSOCIATES

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NOTE:
AN EASEMENT FOR WATER FACILITIES IS
HEREBY GRANTED TO THE CITY OF SEQUIM
OVER LOT 17.



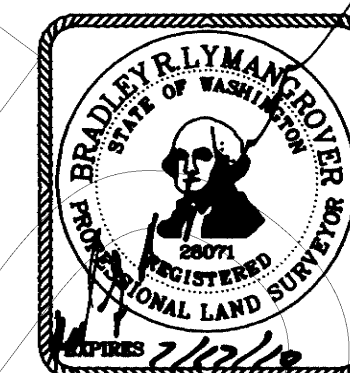
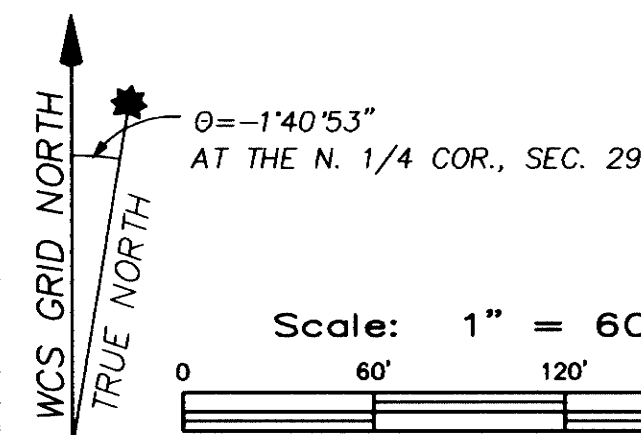
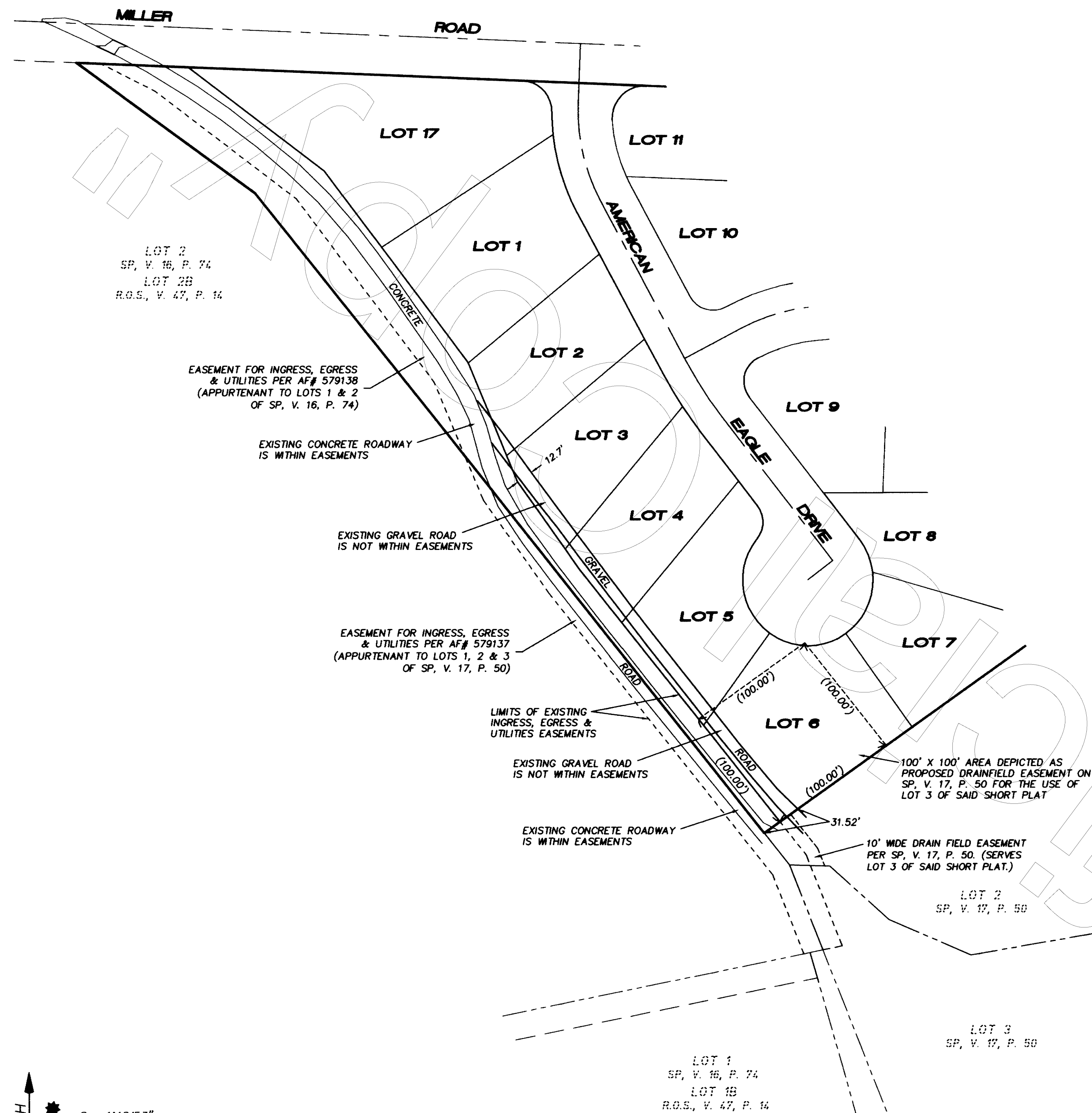
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	24.00'	36.67'	87°32'48"
C2	166.00'	17.19'	5°55'57"
C3	166.00'	63.46'	21°54'16"
C4	316.00'	28.85'	51°3'51"
C5	316.00'	25.15'	4°33'34"
C6	20.00'	26.80'	76°47'13"
C7	50.00'	81.23'	93°05'05"
C8	50.00'	62.31'	71°24'10"
C9	50.00'	53.44'	61°14'35"
C10	50.00'	27.10'	31°03'22"
C11	20.00'	35.08'	100°30'26"
C12	127.00'	65.55'	29°34'24"
C13	20.00'	26.80'	76°47'13"
C14	50.00'	100.82'	115°31'35"
C15	50.00'	60.68'	69°32'19"
C16	50.00'	62.59'	71°43'20"
C17	173.00'	36.79'	12°11'04"
C18	173.00'	56.81'	18°48'53"
C19	20.00'	31.66'	90°42'32"
C20	120.00'	7.28'	3°28'32"
C21	120.00'	44.61'	21°17'53"
C22	25.00'	41.68'	95°31'01"
C23	146.00'	77.19'	30°17'25"
C24	296.00'	50.58'	9°47'25"
C25	153.00'	80.89'	30°17'25"



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2008-12-23 01:53:17 PM 3 of 4
Clallam County, WA PLAT
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SHEET 3 OF 4

DATE: 4/18/08 JOB# 07102

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NOTES:

1. ALL LOTS SHALL BE A VALID LAND USE NOTWITHSTANDING A CHANGE IN ZONING LAWS OR OTHER APPLICABLE REGULATIONS FOR A PERIOD OF FIVE YEARS FROM THE DATE OF RECORDING OF THE FINAL PLAT.
2. NO PORTION OF THIS LAND DIVISION MAY BE ALTERED, AMENDED, DELETED, ADDED TO OR CHANGED IN ANY MANNER EXCEPT BY THE LAND DIVISION PROCEDURES SET FORTH IN TITLE 29 C.C.C.
3. A LOT OWNERS ASSOCIATION HAS BEEN FORMED FOR THE LOTS WITHIN THIS PLAT. THIS ASSOCIATION SHALL EXIST INDEFINITELY AND MEMBERSHIP SHALL BE AUTOMATIC UPON ASSUMPTION OF OWNERSHIP OF ANY LOT WITHIN THIS PLAT. ASSOCIATION BY-LAWS AND CONDITIONS, COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED UNDER AUDITOR'S FILE NO. 2008-1223355
4. ACCESS TO LOTS WITHIN THIS SUBDIVISION SHALL BE LIMITED TO ONE (1) CONSOLIDATED ACCESS POINT ONTO MILLER ROAD. CONSULT THE CLALLAM COUNTY PUBLIC WORKS DEPARTMENT FOR FURTHER INFORMATION.
5. MUNICIPAL SERVICES PROVIDED TO LOTS WITHIN THIS SUBDIVISION INCLUDE POTABLE WATER SERVICE AND SEWER SERVICE PROVIDED BY THE CITY OF SEQUIM. ALL FUTURE DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION SHALL REQUIRE CONNECTION TO THE AFOREMENTIONED MUNICIPAL SERVICES ACCORDINGLY.
6. THE LOTS WITHIN THIS SUBDIVISION COMPLY WITH THE MAXIMUM RESIDENTIAL DENSITY AND LOT CONFIGURATION REQUIREMENTS OF THE SEQUIM URBAN RESIDENTIAL S(R-II) ZONE ALLOWED WITHOUT TRANSFER OF DEVELOPMENT RIGHTS. NOTWITHSTANDING A CHANGE IN ZONING OR ANNEXATION, NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED IN ANY MANNER WITHOUT THE TRANSFER OF THE APPROPRIATE DEVELOPMENT RIGHTS. CONSULT THE CLALLAM COUNTY PLANNING DIVISION FOR FURTHER INFORMATION.

DECLARATION:

WE THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND HEREBY ACCEPT ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED TO ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTORS AUTHORIZED BY THE COUNTY IN RELATION TO THIS SUBDIVISION. WE HEREBY CONSENT TO THIS PLAT.

EAGLE CREST CONSTRUCTION AND DEVELOPMENT LLC
A WASHINGTON LIMITED LIABILITY COMPANY
BY:

Joseph M. Kelly
JOSEPH M. KELLY, MEMBER

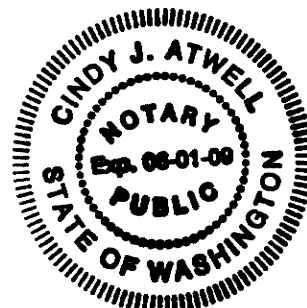
ACKNOWLEDGMENT

STATE OF WASHINGTON SS
COUNTY OF CLALLAM

THIS IS TO CERTIFY THAT ON THIS 19th DAY OF June, 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH M. KELLY, MEMBER OF EAGLE CREST CONSTRUCTION AND DEVELOPMENT, LLC, AND PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE A MEMBER OR DESIGNATED AGENT OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT BE THE FREE AND VOLUNTARY ACT AND DEED OF THE LIMITED LIABILITY COMPANY, BY AUTHORITY OF STATUTE, ITS ARTICLES OF ORGANIZATION OR ITS OPERATING AGREEMENT, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND IN FACT EXECUTED THE INSTRUMENT ON BEHALF OF THE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Cindy J. Atwell
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Port Angeles
MY APPOINTMENT EXPIRES June 1, 2009



COUNTY APPROVALS:

I HEREBY APPROVE OF SURVEY DATA SHOWN, INCLUDING MATHEMATICAL CLOSURE OF ALL LOTS, BLOCKS, AND BOUNDARIES, AND CERTIFY THAT, AS OF THIS DATE AND TO THE BEST OF MY KNOWLEDGE, ALL REQUIRED ROAD DRAINAGE (IF ANY) AND OTHER APPLICABLE IMPROVEMENTS (IF ANY) ADDRESSED IN RCW 58.17.160(1) HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH WITH PLANS AND SPECIFICATIONS APPROVED BY THE AGENCY OF LEGAL JURISDICTION.

COUNTY ENGINEER Alan Tyle, P.E. DATE 6-25-08

THE FINAL PLAT HAS MET ALL STATE AND COUNTY REQUIREMENTS PERTAINING TO SEWAGE DISPOSAL AND POTABLE WATER.

COUNTY HEALTH OFFICER Bill, R DATE 6-23-08

ALL TAXES AND ANY DELINQUENT ASSESSMENTS FOR WHICH THE LAND WITHIN THIS LAND DIVISION MAY BE LIABLE HAVE BEEN DULY PAID AS REQUIRED BY CHAPTER 58.08.040 RCW.

CLALLAM COUNTY TREASURER Judith Scott
By Lisa Kerkvliet, Dg DATE 6-19-2008

THE FINAL PLAT IS CONSISTENT WITH THE PRELIMINARY APPROVAL, ALL CONDITIONS IMPOSED THEREOF HAVE BEEN MET, AND THAT THE LAND DIVISION CONFORMS TO ALL APPLICABLE COUNTY LAND USE CONTROLS.

ADMINISTRATOR Donna K. Kelt DATE 6-25-08

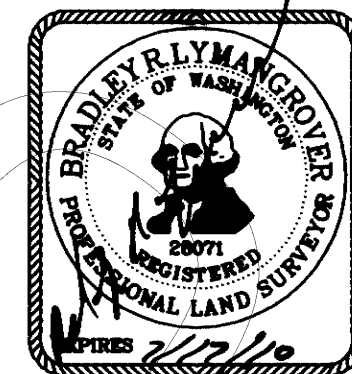
BOARD OF COUNTY COMMISSIONERS:

A.C. Mark 07/01/08
STEPHEN P. THARINGER, CHAIRMAN DATE

Michael C. Chapman
ASU 07/01/08
MICHAEL C. CHAPMAN DATE
Howard v. Doherty, Jr.

Stephen P. Tharinger 07/01/08
HOWARD V. DOHERTY, JR. DATE
Stephen P. Tharinger

ATTEST: Trish Holden 07/01/08
TRISH HOLDEN, CMC, CLERK OF THE BOARD DATE



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SHEET 4 OF 4

DATE: 4/18/08 JOB# 07102